



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

February 26, 2013

Sterling Gateway
Attn: Hunt Williams
PO Box 681007
Park City, UT 84068

**REGARDING: PROJECT NO. 03-238-(5)
AMENDED VESTING TENTATIVE PARCEL MAP NO. 060030-2
ADDENDUM TO MITIGATED NEGATIVE DECLARATION**

**SOUTH OF HASLEY CANYON ROAD, BETWEEN CAMINO DEL VALLE AND
AVENUE PENN, CASTAIC**

The Hearing Officer, by its action on **February 19, 2013**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department.

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period will end at **5:00 p.m. on Monday, March 4, 2013. Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
County of Los Angeles Secretary of the Regional Planning
Commission
Hall of Records, Room 1350
320 West Temple Street
Los Angeles, CA 90012
(213) 974-6557

Upon completion of the appeal period, any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit applicable documents and fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Jodie Sackett of the Land Divisions Section at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

A handwritten signature in black ink, reading "Nooshin Paidar". The signature is fluid and cursive, with the first name "Nooshin" and last name "Paidar" clearly distinguishable.

Nooshin Paidar, AICP
Supervising Regional Planner
Land Divisions Section

Enclosures: Amended reports and conditions of approval
Addendum to MND

C: Matt Benveniste (e-mail)

NP:jds

**LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
AMENDMENT REPORT**

**PROJECT NO. 03-238-(5)
SECOND AMENDMENT TO VESTING TENTATIVE PARCEL MAP NO. 060030**

Project: The tentative map approval authorized the creation of Small Lot Alternative" ("SLA") parcel map for 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres .

Conditional Use Permit ("CUP") No. 03-238 is a related request to demonstrate compliance with requirements of the MPD-DP zone, on-site project grading exceeding 100,000 cubic yards and to allow retaining walls five feet in height.

Oak Tree Permit No. 200700006 is a related request to allow the removal of four oak trees (no heritage oaks).

Location: The westerly terminus of Witherspoon Parkway between Del Valle Road and Avenue Penn.

Zone: MPD-DP (Manufacturing Planned Development-Development Program) Zone.

Zoned District: Newhall

Approval Date: December 3, 2008 (Regional Planning Commission)

Map Date: October 16, 2007

**Amended Map
Date:** October 18, 2012

PROJECT HISTORY

Vesting Tentative Parcel Map No. 060030 ("PM 060030") was approved by the Los Angeles County Regional Planning Commission ("Commission") on December 3, 2008 to authorize the creation of a "Small Lot Alternative" parcel map for 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres. CUP No. 03-238 was a related request to demonstrate compliance with requirements of the MPD-DP zone, on-site project grading exceeding 100,000 cubic yards and to allow retaining walls five feet in height; and Oak Tree Permit No. 200700006, a related request to allow the removal of four oak trees (no heritage oaks), were also approved.

CURRENT REQUEST

The following changes are proposed with the second amended map:

1. Create five new open space lots (Nos. 37-41) out of portions of several of the approved industrials lots within the boundary of the approved map, totaling 39.0 acres.
2. Decrease affected industrial lot sizes by 39.0 acres to allow for the new open space lot dedications.
3. Correct the acreage table on the exhibit "A" so that it matches the approved tentative map.
4. Remove the note on both the tentative map and exhibit "A" requesting approval to create additional open space lots.
5. Add a note to the tentative map stating that the open space lots will be recorded with the first phase of the map.
6. Update assessor parcel numbers (APNs) on the tentative map and exhibit "A" to match current assessor records.

The applicant's amendment request letters dated 8-21-12 and 10-18-12 are attached.

STAFF EVALUATION

Amended Map

The substantive changes to the approved tentative map include the creation of five new open space lots which contain both graded and undisturbed areas which will remain free of development in perpetuity. Staff supports the creation of separate fee lots for the project's open space, as they are a stronger mechanism for ensuring that the open space areas surrounding the buildings and parking areas of the industrial project remain undeveloped. There will be no increase in either the previously-approved building square footage or the previously approved amount of grading. Lastly, the open space lots will be recorded in the first phase of a 10-phase development, ensuring more timely compliance with the approved project's open space requirements. These facts support the conclusion that the proposed changes are minor in nature, will have no new increase in project intensity or impacts, and will facilitate better protection of the environment.

Environmental Determination

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously-adopted MND ("Addendum") if changes or additions to the document are necessary but none of the conditions described in Section 15162 are present. Staff has determined that none of the conditions described in Section 15162 are present, and, therefore, that an Addendum is the appropriate document for the subject amended map request. The creation of separate fee open space lots with no new development proposed will not constitute a substantial increase in the severity of previously identified impacts and will not increase existing levels of traffic. No new environmental effects have been identified. No new information pertaining to the subject property or the environmental impacts of the existing development were discovered during the analysis of the amended map and the preparation of the Addendum.

Therefore, the subject Addendum to the previous MND adopted on December 3, 2008, provides adequate environmental analysis for the project.

RECOMMENDATION

Staff recommends that the Hearing Officer **approve** the second amendment to this previously approved project for the following:

1. Amend the approved tentative map and exhibit "A" for the changes depicted on the amended map and amended exhibit "A" dated 10-18-12; and
2. Approve the following attached Los Angeles County Subdivision Committee amended reports:

Department of Public Works:

Land Development Division, Subdivision (11-5-12)

Land Development Division, Drainage (11-5-12)

Geotechnical and Materials Engineering Division, Geology/Soils (10-30-12)

Land Development Division, Grading (11-6-12)

Land Development Division, Road (11-5-12)

Land Development Division, Sewer (11-5-12)

Land Development Division, Water (11-5-12)

Fire Department (11-7-12)

Department of Parks and Recreation - Park Obligation Report (11-15-12)

Department of Public Health (11-8-12); and

3. Approve the attached MND Addendum.

All other conditions of the project shall remain as previously approved.

NP:jds
1/15/13

Attachments: Amended Map and Exhibit "A" dated 10-18-12
Applicant's Amendment Request Letters
Amended Reports
MND Addendum

**ADDENDUM TO A MITIGATED NEGATIVE DECLARATION
FOR AMENDED VESTING TENTATIVE PARCEL MAP NO. 060030
PROJECT 03-238-(5) ("STERLING GATEWAY")**

BACKGROUND

On December 3, 2008, the Los Angeles County Regional Planning Commission approved Vesting Tentative Parcel Map No. 60030. The project proposed a subdivision of 31 industrial lots and five debris basin lots on 116.6 gross acres, with 1.3 million square feet of industrial building space and 2,802 parking spaces in surface lots. Also approved with the tentative map was Conditional Use Permit No. 03-238 for development within the MPD zone and 2.4 million cubic yards of grading (balanced on-site); and Oak Tree Permit No. 03-238 for the removal of four oak trees (one heritage). Staff determined that a Mitigated Negative Declaration ("MND") was appropriate for the project, pursuant to CEQA reporting requirements. The subject property is located south of Hasley Canyon Road, off Avenue Penn and Livingston Avenue, within The Newhall Zoned District and unincorporated community of Val Verde, Fifth Supervisorial District of Los Angeles County. The vesting tentative map has not yet recorded.

A first amendment to the vesting tentative map was approved by a Los Angeles County Hearing Officer on May 17, 2011. The amendment proposed a change to Condition of Approval No. 13, related to the rate and timing of payment of Bridge and Thoroughfare fees for a road grade separation for Commerce Center Drive and the State Route 126 interchange. A modification to the associated CUP Condition No. 48 was also approved, along with an MND Addendum for the above condition modifications and an update to the MMP related to the completion of improvements for traffic-related impacts at the Hasley Canyon Road and the I-5 (Golden State freeway) interchange.

A second amendment to the vesting tentative map was filed by the applicant on September 11, 2012. The proposed changes are detailed below.

PROPOSED CHANGES TO PROJECT

The following changes are proposed with the amended map:

1. Create five new open space lots (Nos. 37-41) out of portions of several of the approved industrial lots within the boundary of the approved map, totaling 39.0 acres.
2. Decrease affected industrial lot sizes by 39.0 acres to allow for the new open space lot dedications.
3. Correct the acreage table on the exhibit "A" so that it matches the approved tentative map.
4. Remove the note on both the tentative map and exhibit "A" requesting approval to create additional open space lots.
5. Add a note to the tentative map stating that the open space lots will be recorded with the first phase of the map.
6. Update assessor parcel numbers on the tentative map and exhibit "A" to match current assessor records.

ADDENDUM DETERMINATION

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously-adopted MND if changes or additions to the document are necessary but none of the conditions described in Section 15162 are present. Staff has determined that none of the conditions described in Section 15162 are present. The creation of separate fee open space lots with no new development proposed will not constitute a substantial increase in the severity of previously identified impacts and will not increase existing levels of traffic. No new environmental effects have been identified. No new information pertaining to the subject property or the environmental impacts of the existing development has been discovered during the preparation of this Addendum.

Therefore, the subject Addendum to the previous MND adopted on December 3, 2008, which is available for inspection upon request, provides adequate environmental analysis for the project as currently amended.

NP:jds

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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LAND DEVELOPMENT DIVISION – SUBDIVISION

PARCEL MAP NO. 60030 (Amend.) AMENDED TENTATIVE MAP DATED 10-18-2012

AMENDED EXHIBIT "A" MAP DATED 10-18-2012

The following reports consisting of 11 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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LAND DEVELOPMENT DIVISION – SUBDIVISION

PARCEL MAP NO. 60030 (Amend.) AMENDED TENTATIVE MAP DATED 10-18-2012
AMENDED EXHIBIT "A" MAP DATED 10-18-2012

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
11. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
12. The first unit of this subdivision shall be filed as Parcel Map No. 60030-01, the second unit, Parcel Map No. 60030-02, and the last unit, Parcel Map No. 60030.
13. Show open space lots on the final map and dedicate residential/industrial construction rights over the open space lots.
14. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
15. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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LAND DEVELOPMENT DIVISION – SUBDIVISION

PARCEL MAP NO. 60030 (Amend.) AMENDED TENTATIVE MAP DATED 10-18-2012

AMENDED EXHIBIT "A" MAP DATED 10-18-2012

16. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
17. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
18. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
19. Grant ingress/egress and utility easements to the public over the private and future or future streets.
20. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
21. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
22. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES

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DEPARTMENT OF PUBLIC WORKS

LAND DEVELOPMENT DIVISION – SUBDIVISION

PARCEL MAP NO. 60030 (Amend.) AMENDED TENTATIVE MAP DATED 10-18-2012

AMENDED EXHIBIT "A" MAP DATED 10-18-2012

23. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HC

JC

Prepared by John Chin

Phone (626) 458-4918

Date 11-05-2012

pm60030L-2-rev1 (AMENDED TENTATIVE MAP DATED 10-18-2012).doc



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

PARCEL MAP NO: 060030

AMENDED TENTATIVE MAP DATE: 10/18/2012

EXHIBIT MAP DATE: 10/18/2012

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Hydrology/Storm Drain Approval/Issuance of Grading Permit:

1. Provide drainage facilities to remove the flood hazard. This is required to the satisfaction of the Department of Public Works.
2. Fee title lots shall fully enclose the proposed debris basins.
3. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board for debris basins. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
4. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
5. Comply with the requirements of the Drainage Concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 9/12/2007 to the satisfaction of Public Works.
6. Prior to approval of any grading and storm drain improvement plan, notarized drainage covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite drainage covenants will be determined by Public Works based on hydrology and hydraulic studies which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
7. Prior to recordation of a final map, form an assessment district to finance the future ongoing maintenance and capital replacement of all SUSMP devices/systems. The developer shall cooperate fully with Public Works in the formation of the assessment district. SUSMP devices/systems may include, but are not limited to, catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.
8. Prior to recordation of final map, the developer shall deposit the first year's total assessment based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years' assessment will be collected through the property tax bill.

Name Eden Berhan Date 11/05/2012 Phone (626) 458-4921
EDEN BERHAN

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET**
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

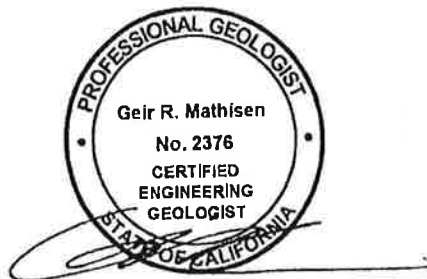
TENTATIVE PARCEL MAP 60030
SUBDIVIDER Sterling Gateway
ENGINEER Sikand
GEOLOGIST & SOILS ENGINEER A.E. Seward Eng. Geology, Inc.

TENTATIVE MAP DATED 10/18/12 *Revision*
LOCATION Val Verde
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 9/12/06, 7/7/06, 10/7/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
5. The Soils Engineering review dated 10/11/12 is attached.
10/30/12



Reviewed by _____
Geir Mathisen

Date 10/30/12
9/28/12

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office N/A
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 60030
Location Val Verde
Developer/Owner Sterling Gateway
Engineer/Architect Sikand
Soils Engineer Allan E. Seward Engineering Geology, Inc.
Geologist Allan E. Seward Engineering Geology, Inc.

DISTRIBUTION:
☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of: 10/18/12
Amended Tentative Tract Map Dated by Regional Planning 9/10/12
Soils Engineering and Geologic Report Dated 10/7/05, 9/12/06, 7/7/06
Previous Review Sheet Dated 11/15/07

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition listed below:

REMARKS/CONDITIONS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, submit a soils report that addresses the grading plans. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/Manual.pdf>

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
THE ONSITE SOILS HAVE LOW TO HIGH EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.

Reviewed by _____



Date 10/30/12
10/1/12

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\60030 TentM, A_10

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 60030-2 (Amend. Rev1)

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AMENDED TENTATIVE MAP DATED 10-18-2012
AMENDED TENTATIVE EXHIBIT "A" MAP DATED 10-18-2012

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. We have no objection to the request to create 5 open space lots (Lot 37 to 41).
2. Comply with all previously approved conditions to the satisfaction of Public Works.



Prepared by Tony Hui Phone (626) 458-4921 Date 11-06-2012
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\060030-2 Amend rev1.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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LAND DEVELOPMENT DIVISION – ROAD

PARCEL MAP NO. 60030 (Amend.) AMENDED TENTATIVE MAP DATE 10-18-2012

CUP 03-238 (Amend.) AMENDED EXHIBIT "A" MAP DATE 10-18-2012

The following revised conditions are recommended for inclusion in the tentative map approval:

1. Conform with all previously approved road conditions to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza
PM 60030r-amend2-rev1

Phone (626) 458-4921

Date 11-05-2012

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. We have identified potential mitigation measures for the existing sewer system within Commerce Center Drive (PC 12063AS). A sewer assessment district may be formed to fund these mitigation measures for the sewer portion from Hasley Canyon Road to The Old Road. If a sewer assessment district is formed, submit a proportional payment to fund these mitigation measures to the satisfaction of Public Works. If the sewer district is not formed by the recordation of this subdivision, provide a letter of credit in an amount to cover all identified mitigation measures per the approved sewer area study to the satisfaction of Public Works.
4. Include intermittent flow tests in the Mitigation Monitoring section of the California Environmental Quality Act documents to the satisfaction of Public Works. A cash deposit in the amount of \$10,000 shall be submitted to Public Works to guarantee performance of these flow tests.
5. The subdivider shall obtain a will serve letter and if necessary, request for annexation from the County Sanitation District. The request for annexation must be approved prior to final map approval.
6. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 60030-2 (Amend.-Rev.)

Page 1/1

TENTATIVE MAP DATED 10-18-2012
AMENDED EXHIBIT "A" MAP DATED 10-18-2012

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If applicable, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each commercial lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.


Prepared by Tony Khalkhali
pm60030wa-rev1(map dated 10-18-12).doc

Phone (626) 458-4921

Date 11-05-2012



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 60030 Map Date: October 18, 2012 - Amendment Map

C.U.P. _____ Vicinity: _____

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☐ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☐ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☐ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☐ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department approved address numbers and Department of Public Works approved street signs prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department recommends approval of the submitted Amendment Map.**

By Inspector: Juan C. Padilla Date November 7, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 60030 Map Date: October 18, 2012 - Amendment Map

Revised Report

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is gallons per minute at 20 psi for a duration of hours, over and above maximum daily domestic demand. Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install public fire hydrant(s). Verify / Upgrade existing public fire hydrant(s).
- Install private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location:
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The Fire Department recommends approval of the submitted Amendment Map.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date November 7, 2012

Land Development Unit -- Fire Prevention Division -- (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 60030

DRP Map Date: 10/18/2012

SCM Date: / /

Report Date: 11/15/2012

Park Planning Area # 35B

CASTAIC/VAL VERDE

Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

No trails.

Comments:

This is a non-residential subdivision and is therefore exempt from the County's Quimby requirements.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

James Barber, Land Acquisition & Development Section

Supv D 5th

October 30, 2012 10:10:37

QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 60030	DRP Map Date: 10/18/2012	SMC Date: / /	Report Date: 11/15/2012
Park Planning Area # 35B	CASTAIC/VAL VERDE	Map Type: REV. (REV RECD)	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{people} \times (0.003) \text{Ratio} \times (U) \text{nits} = (X) \text{acres obligation}$$

$$(X) \text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

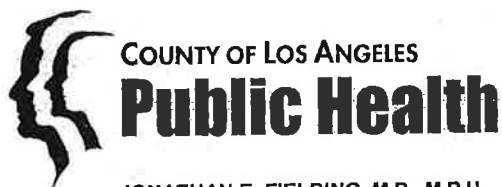
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.36	0.0030	0	0.00
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$189,543	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$189,543	\$0



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

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Parcel Map No. 060030-2

Vicinity: Val Verde

Tentative Map Date: October 18, 2012 (1st Revision to Amended Map)

The Los Angeles County Department of Public Health – Environmental Health Division has no objection to the amended Vesting Tentative Parcel Map 060030. The following conditions still apply and remain in effect:

1. Public water shall be supplied by the Valencia Water Company.
2. Sewage disposal shall be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District No. 32.

Ken

Prepared by: Ken Habaradas

Phone: (626) 430-5382

Date: November 8, 2012